he Meister Builders, Inc., purchased six story apartment house, 130x106, 608-610 West 150th street, between

Alabama, a six-story elevator tent house at the northeast corner erside drive and 127th street, has hold by the Ardsmore Estates to inter Realties, Benjamin Winter nt, which gave in part payment otta apartments, three five-story with stores at the northeast corseventh avenue and 118th street. with stores at the northeast cor-seventh avenue and 118th street. dabama, which was sold subject rigages for \$175,000, fronts 86.6 n the drive and 100 feet on the with rear lines of 146.3 and feet. The Seventa evenue prop-which were disposed of subject rigages of \$142,750, cover a plot

Other Apartment Deals.

Harris, Vought & Co. sold the five-ory apartment at 64 East Sixty-sixth reet, 20 x 100, for the 64 East Sixty-xth Street Corporation. It adjoins the uthwest corner of Park avenue. George W. Ryan sold for E, Horowitz e five-story triple flat at 548 West 22d street to S. Levine, and for Louis liver the six-story flat and stores at 7 East 101st street to Mollie Rosen-antz.

man & Taubert sold for Johanna ing, 165 East Ninety-third street,

essing, 165 East Ninety-third street, three-story dwelling.
M. H. Gaillard & Co. sold for Mrs. mry Frank the four-story residence, 4 West Seventy-eighth street, 20x100, Charles H. Taylor, who will occupy it ter making alterations. It was held

M., purchased from Wellesley A. iriuegz the three story dwelling, 16.8x 99.11, at 66 West 131st street.

Heights Garage in Lease.

The new Williams Club Garage, Inc., A. S. and M. Berk and D. Altman, directors, leased from Wright Gillies the one story garage on plot 50x150x irregular, at the southwest corner of Amsterdam avenue and 180th street, for ten years at an annual rental of about \$9,400.

The Lewis H. May Company sold for the Lancaster Sea Beach Improvement Company, F. J. Lancaster president, a plot on the west side of Beach Thirty-fifth street, Edgemere, L. L., to the Analip Realty Company, which will im-prove with all year homes.

Suburban Transactions.

Burke Stone, Inc., sold for the Chas. Amman estate residence on the corner of Howe place and Cassilis avenue, Armour Villa Park, to J. H. Gleason; for Mrs. V. H. Babcock, a large plot on the corner of Elm Rock road and Elm Rock place, Bronxville, to Charles Brunner: for Sherman W. Parker, 2 lots in Arthur Manor, Scarsdale, to Herman J. Huber, and rented for Marvin H. Ramsay, Jr., furnished for the season, his residence in Larchmont Manor.

Rosenberg and John Debus all the lots on Andrews avenue with the adjoining plots on Burnside avenue, in all thirty-seven lots, which will be improved with twenty-seven semi-detached two family houses with garages. These houses are to be of the highest class, both as to construction and improvements, and will be sold at prices within the reach of all who desire private house comforts and surroundings.

Slawson & Hobbs were the brokers in the transaction.

and will be pushed to completion as quickly as weather permits. It is planned to complete the sale of this department at 127a Stebbins arranged for thirty families, or was the broker.

ham Stolzer, represented by Morris itz, attorney, purchased from

John Friedrich 1817 Mohegan avenue.

100 SBLL LOTS NEAR

100 and validate at \$70,000.

110 SBLL LOTS NEAR

UNTERNYER HOME

111 Agreement of the property of the state of the second of the s

Latest Reports From City A Home With the Ocean at Your Front Door Improvements Are Spur





Land From Great Neck to Port Washington.

NORTH SHORE IS

TO BUILD MORE HOMES

FAST BUILDING UP Habitations Replacing Vacant

Big Newark Building Sold,
John H. Lidgerwood has purchased from the Ferest Land Company through Feist & Felst and E. E. Bond & Co. the four story Aldine Building, at 544 and 546 Broad street and 24 and 25 Lombardy street, 57x100.

With this acquisition Mr. Lidgerwood has obtained control of a plot with a frontage of 144 feet on Broad street, 235 feet on Lombardy street and 144 feet on Atlantic street.

Realty News Briefs.

Dr. Frank S. Matthews is the buyer of 49 West Fifty-second street; the Norton Engineering & Construction Company of the plot on the south side of two years of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side of two years of the plot on the south side o

LARGER OFFICES FOR

The extension of the tax exemption ordinance for another year has induced W. R. Gibson to go shead with the erection of ninety-three one family and eight two family houses in Timhurst, where he has already built and sold about 200 houses of this type. The operation will involve an estimated outlay of \$500,000. Mr. Gibson, speaking of the announcement of the plans of the Metropolitan Life Insurance Company to build apartment houses to rent for \$9 a room, said:

"If the average person would only take his pencil and paper and do a little figuring he would see where at a comparatively small expense to himself he would soon be able to buy a home of his own at the same rate of \$9 per room per month. Take for example a house selling for \$6,600. This as a rule can be purchased for \$1,000 down. The carrying charges on such a house would figure out about as follows:

"The first mortgage would be \$2,000, and at 6 per cent. The first mortgage w

The aggregate changes are extremely

MAYOR HYLAN SAYS HE HELPED TENANTS

Praises Coming Home Show and His Committee on Rent Profiteering.

"We are all quite prepared to acknowledge the ben-niclent purposes of such movements as the Own Your Home Exposition in helping to promote good citizenship through construction of homes, which in turn is the best insurance of good government," said Mayor

To Growth of Long Beach

STEADILY STRONGER Last 2 Years Its Strengthening Has Exceeded Relaxation.

FINE COUNTRY ESTATES TO BE SOLD AT AUCTION

The estate of the late Daniel C. Sands on Mount Airy road and Cross road, consisting of a residence, fourteen out buildings and twenty acres of land buildings and twenty acres or land near the Knollwood Country Club, is to be sold at auction on Saturday, April 15, by Arthur C. Sheridan, auctioneer. On the same day Mr. Sheridan will sell fifteen lots in the Sherwood Park section of Yonkers.

The following Saturday the auctioneer will offer the eighteen acre Nichols estate in the Grymes Hill section of

OPPOSE GAS VALVE BILL OF ALDERMEN

Realtors Believe Other Safety Devices Ought to Be Required by Law.

then other forms of safeguarding equipment should also be installed. The board estimates that on the basis

The board estimates that on the basis of 450,000 buildings of all kinds in New York city the expense to all the property owners will amount to many millions. The ordinance, which has been favorably reported by the committee of buildings, includes all buildings, with the exception of residential structures having less than fifteen sleeping rooms.

By the wording of the report as published in the City Record it is evident that the committee intended to exempt one and two family houses, amounting in all to 200,000 buildings. But the ordinance as printed, according to the report, does not exempt them. Referring to this ordinance the Real Estate Board says:

"No civic organization should oppose any measure that safeguards human life merely because of its cost, but when an expense of approximately \$50,000,000 by property owners is made mandatory its proponents should be compelled to prove absolutely beyond question that such will be the result.

"The proposed device, which is pat-

INTERESTING SALES TO BE HELD IN APRIL

J. P. Day Offers Wide Selection of Properties at This Month's Auctions.

sented in a number of special sales to be conducted this month by Joseph P. Day. These sales will be held for a number of estates and individuals. Next Tuesday at noon the auctioneer will offer the four story hotel at the southwest corner of Liberty and West streets, and a number of tenements with stores, and vacant lots in Manhattan. Among these will be sixteen lots on Riverside Drive through to Haven avenue near 189th street. A 104 acre estate in Orange county and vacant plots in The Bronx will also be included in this sale.

On Tuesday, April 18, Mr. Day will offer 100 lots for the Faile cetate on Boston road, Needham avenue and 222d street, The Bronx. The properties are suitable for improvement with business Duildings and apartment houses,

MANY LOANS PLACED ON CITY APARTMENTS

The G. & F. Construction Company obtained a building loan of \$185,000 from the New York Title and Mortgage Company on the plot, 125x85.1, on the north side of 197th street, 87.4 feet east of the Grand concourse, for a five-story apartment.

citiesnahlp through construction of homes, which in turn is the best insign ance of good government," said Mayor Hylan yesterday in discussing the coming exposition, which will open in the Sixty-inith Regiment Armory on April 22 and will continue until April 30.

The Mayor, in talking of the housing problem in this city and the methods of the transportant on the cost of making the been approved the construction position and learn how home ownership may be attained.

"One of the important contributing factors toward the encouragement of buildings construction particularly of small homes and moderate priced aparticularly of a small homes and moderate priced aparticularly of a small homes and moderate priced aparticularly of the matter, encountered a serious bousing factors toward the encouragement of buildings. "The Real Estate Board asked for further consideration of so important dinance sponsored by the Mayor asid.

"New York, like every other city in the nation, encountered a serious bousing the nation, encountered a serious bousing the property of the construction and the property. 45.2x147. on the north-regiment color and the property of the construction of the board and others present at the hearing situation about three years ago. This condition lasted until the armistice was signed, when an acute housing city the board and others present at the hearing situation about three years ago. The condition lasted until the armistice was signed, when an acute housing city the board and others present at the hearing it was fisured and the order of the was a scarcity in living accommodations and many private property and the property of the state of the state

Will Soon Be Completed

